

010216

T-186

BEING LOT 12 (3.432 ACRES), LOT 13 (2.317 ACRES) & LOT 14 (5.642 ACRES),
BLOCK 1, N.C.B. 16331, SAN ANTONIO, BEXAR COUNTY, TEXAS.

NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TNRCC OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TNRCC.

STATE RIGHT-OF-WAY WILL NOT BE UTILIZED FOR THE PURPOSE OF TREATING STORM WATER RUNOFF OF ADJACENT PROPERTY.

BEARINGS BASED ON THE
EAST RIGHT-OF-WAY LINE
OF SONTERRA PLACE AS
BEING N00°13'17"E.

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	12°40'46"	369.98'	41.11'	81.88'	81.71'	N09°04'19"E
C2	15°11'25"	430.00'	57.34'	114.00'	113.67'	N07°48'59"E
C3	29°21'51"	370.00'	96.94'	189.63'	187.56'	N14°54'13"E
C4	51°47'32"	370.00'	179.63'	334.46'	323.19'	N55°28'54"E

1. BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREIN IS SHOWN TO BE LOCATED IN FLOOD ZONE "X" (UNSHADED), ON COMMUNITY PANEL NUMBER 480045 0276 E DATED FEBRUARY 16, 1996, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP.
2. PLAT ESTABLISHING THREE (3) COMMERCIAL LOTS.
3. STATE PLANE COORDINATES AS SHOWN HEREIN WERE DERIVED FROM G.P.S. OBSERVATION AS OBTAINED FROM GEODETIX, INC.
4. ROTATE BEARINGS 002°02'36" COUNTERCLOCKWISE TO OBTAIN STATE PLANE COORDINATE SYSTEM BEARINGS.

BEING 11.391 ACRES OF LAND OUT OF A PORTION OF LOT 3, BLOCK 1, N.C.B. 16331, ORIENTAL SUBDIVISION
RECORDED IN VOLUME 9529, PAGES 210-212, BEXAR COUNTY PLAT AND DEED RECORDS.

BEARINGS BASED ON THE
EAST RIGHT-OF-WAY LINE
OF SONTERRA PLACE AS
BEING N00°13'17"E.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT ORIENTAL SUBDIVISION, WHICH IS RECORDED IN VOLUME 9529, PAGES 210-212, BEXAR COUNTY PLAT AND DEED RECORDS.

(WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS, I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR, IN THE LEGALLY RECORDED RESTRICTIONS, APPLICABLE TO THE PLAT.

OWNER Am Pal

OWNER'S DULY AUTHORIZED AGENT

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 29 DAY OF May

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 01 May 20, 2002


STATE OF TEXAS
COUNTY OF BEXAR


THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS
 PUBLIC DAILY AUTHORIZED AGENT

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22 DAY OF 11/2007


 **JOSE L. CARMONA**
Notary Public, State of Texas
My Comm. Exp. 05/20/02

STATE OF TEXAS
★ ★ ★
DAVID L. ALLEN
66073
REGISTERED
PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
I. RAY INMAN
4496
PROFESSIONAL
LAND SURVEYOR

LOT 11, BLOCK 1, N.C.B. 16331
TEMPLE SAGE SUBDIVISION, UNIT 4 ATLEE
(VOLUME 9550, PAGE 173)

THIS PLAT OF TEMPLE SAGE SUBDIVISION, UNIT 5 HAS BEEN
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO,

TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS 27th DAY OF June A.D. 2000
BY *[Signature]* BY *[Signature]*

STATE OF TEXAS
COUNTY OF BEXAR
Garry Pickens


DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE
8th DAY OF November, A.D. 2002 AT 12:54 P.M. AND DULY

RECORDED THE 8th DAY OF November, A.D. 2002 AT 2:40 P.M.
IN THE RECORDS OF Deeds and Plats

OF SAID COUNTY, IN BOOK VOLUME 9563, ON PAGE 190
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,
THIS 8th DAY OF November, A.D. 2002

THIS 11 DAY OF NOVEMBER, A.D. 2008

COUNTY CLERK, BEXAR COUNTY, TEXAS



BY: James Depue DEPUTY

MACINA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
 1035 Central Parkway North, San Antonio, Texas 78232
 Phone (210) 545-1122 Fax (210) 545-9302
www.mbcenrngineers.com

27973

NOTE: "WASTEWATER EDU NOTE. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT."

[illegible]

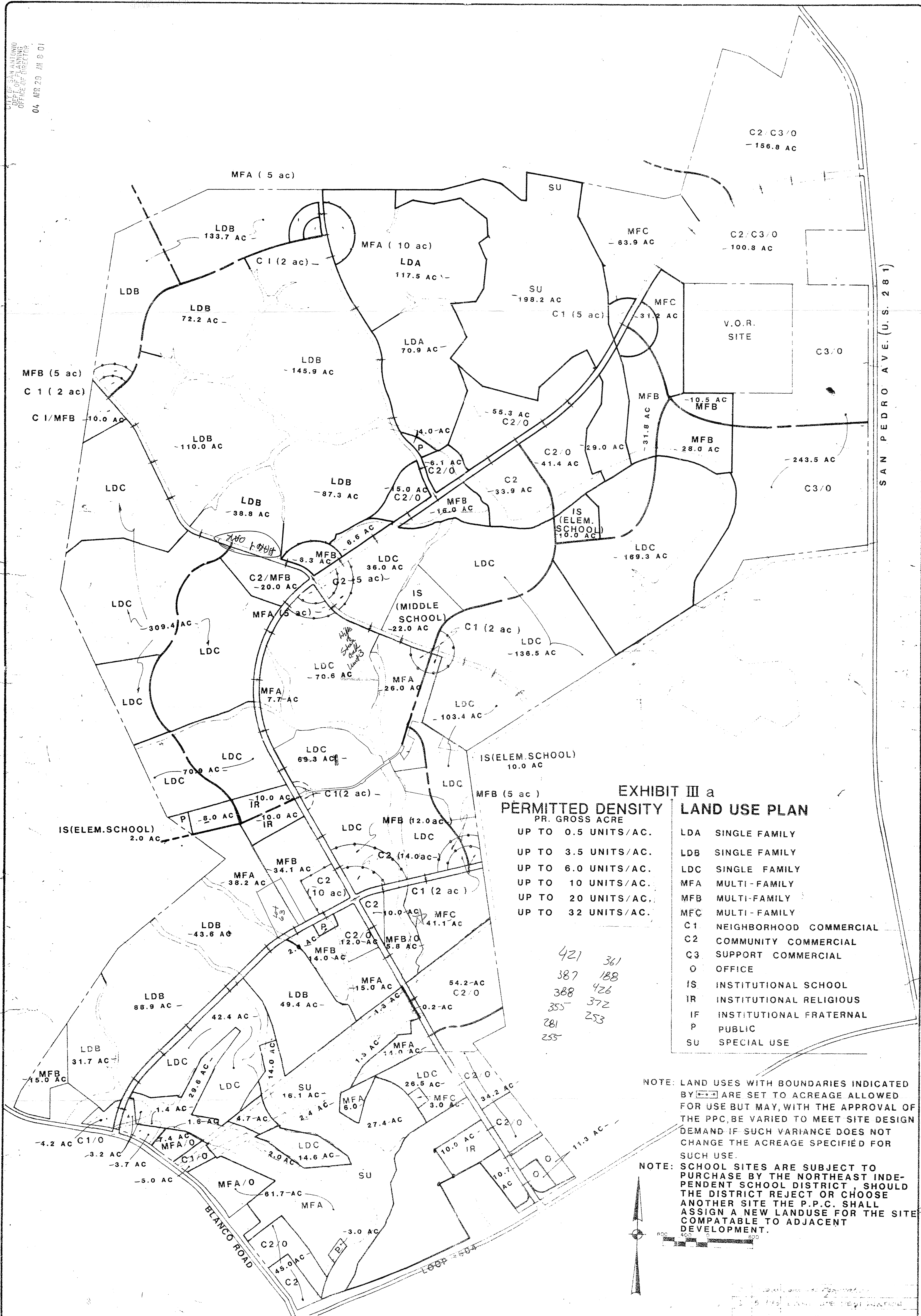
SHEET 1 OF 1

1/RP# 03-04-046

RECEIVED
03 APR 24 PM 3:19

COMMUNITY DEVELOPMENT
SERVICES DIVISION

CITY OF SAN ANTONIO
OFFICE OF PLANNING
OFFICE OF DIRECTOR
04 APR 29 AM 8:01



STONE OAK, INC.
11306 Sir Winston
San Antonio, Texas 78216

#48 LAND USE PLAN

Approved 6-5-85
As per Jav & Planning

4115.83
4.7
1.2
302.4
1.80

HALLENBERGER
TELFORD INC.
PLANNERS
ENGINEERS
ARCHITECTS
SAN ANTONIO, TEXAS 78216

3

VRP# 03-04-046

STONE OAK



City of San Antonio
New
Vested Rights Permit
Application

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 APR 29 AM 8:01

Permit File: # VRP#03-04-046
Assigned by city staff

Date: April 24, 2003

1. All applicable information on application must be legibly printed or typed for processing. *If application is completed on behalf of the property owner please attach power of attorney or letter of agent*
2. Please complete subject of application and attach 2 maps of the property and 2 sets of all applicable documents.

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

Owner/Agent Dominion Holdings, Ltd. Phone: (210) 308-6288 Fax: (210) 979-6126
Address: 12330 West Avenue, Suite #204 Zip: 78216
Engineer/Surveyor: Macina, Bose, Copeland & Assoc., Inc. Phone: (210) 545-1122 Fax: (210) 545-9302
Address: 1035 Central Parkway North, San Antonio, Texas Zip: 78232

1. Name of Project: SONTERRA RETAIL
2. Site location or address of Project: 300 N. of Loop 1604 on the East Side of Sonterra Place
3. Council District 9 ETJ YES Over Edward's Aquifer Recharge ☒ yes ☐ no
4. What is the specific purpose of this Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*

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05 APR 24 PM 3:17
PLANNING AND DEVELOPMENT
SERVICES DIVISION

5. What is the date the applicant claims rights vested for this Project? June 5, 1985
6. What, if any, construction or related actions have taken place on the property since that date?
None

7. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• **PERMIT**

Type of Permit: Development Permit Application Date of Application June 10, 1998
 Permit Number: 243 (Permit File No.) Date Issued: _____
 Expiration Date: _____ Acreage: _____

• **MASTER DEVELOPMENT PLAN (MDP) (Formerly POADP)***

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: STONE OAK # 48

Date accepted: June 6, 1985 Expiration Date: December 5, 1986 MDP Size: 4302.51 acres

• **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

• **Plat Application**

Plat Name: _____ Plat # _____ Acreage _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date)

• **Approved Plat**

Plat Name: Oriental Subdivision Plat # 930216 Acreage: 51.13 Approval _____

Date: 08-10-94 Plat Recording Date: 08-17-94 Expiration Date: n/a Vol./Pg. 9529/210-212

(Note: If plat is not recorded within 3 years of plat approval permit right will expire).

• **Others**

Replatted Temple Sage Subdivision, Unit-5

Plat No. 010216; Acres 11.39; Application Date: June 27, 2001; Recorded Date: November 08, 2002; Volume 9555, Page 190

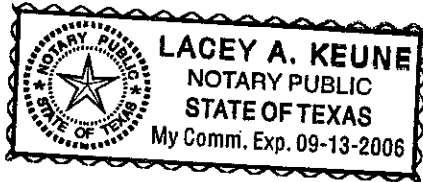
NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

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LAND DEVELOPMENT
SERVICES DIVISION

I hereby certify that all information this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: David L. Allen, P.E. Signature: *David L. Allen* Date: 4.23.03

Sworn to and subscribed before me by David L. Allen on this 24th day of April in the year 2003, to certify which witness by hand and seal of office.



Lacey A. Keune
Notary Public, State of Texas

City of San Antonio use

Permit File: # _____
Assigned by city staff

Date: _____

☒ **Approved**

*As of June 6, 1985
For project as
described by applicant*

☐ **Disapproved**

Review By: *[Signature]*
Assistant City Attorney

Date: 6-2-03

Comments: 5/6/03 Section 4 of application is not answered. City needs this information to evaluate application. POADP #48 indicates most of the area is intended for residential. Can applicant show exactly where this project is to be built? Plat 010216 shows the entire area to be for commercial development.

RECEIVED
03 APR 24 PM 3:19
LAND DEVELOPMENT
SERVICES DIVISION

City of San Antonio
Development Permit Application

Permit File # 243

assigned by city staff

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

All applicable information on application must be legibly printed or typed for processing. Application is completed
on behalf of the property owner please attach power of attorney or letter of agent. APR 29 AM 8:01

1. Owner (Agent) Pape-Dawson Engineers Inc.
2. Address 555 East Ramsey
3. Zip: 78216 Telephone # 375-9000
4. Site location or address _____
5. Council District 9 ETJ NIA Over Edward's Aquifer Recharge () yes () no

Please complete subject of application and attach 2 sets of all applicable documents (ie this application, POADP, plat application, approved plat, building permit or evidence of development infrastructure cost).

POADP's* accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name Stone Oak # 48
Date Accepted: June 5, 1985 Expiration Date: Dec. 5 1986
POADP Size 4,302.58 acres (If applicable, list plats representing 8% of POADP area on the backside of this application.)
% of area plat approved/developed > 13.12 %
Infrastructure cost incurred \$ _____ (Note: for POADP's < 1000ac, cost incurred must be at least \$500,000 and for areas > 1000ac, expenditures must be at least \$1,000,000. In addition, use of this section will require that this form be notarized).
Note: 8% of POADP area must be plat approved or infrastructure cost incurred must exceed amount designated by code or 58% of POADP must be platted/developed to maintain permit rights.

Plat Application

Plat Name: _____ Plat # _____ Acreage _____
Date submitted: _____ Expiration Date: _____
(Note: Plat must be approved within 18 months of application submittal date).

Approved Plat

Plat Name: _____ Plat # _____ Acreage _____ Approval Date: _____
Plat recording Date: _____ Expiration Date: _____ Vol./Pg. _____
(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

Building Permit Site Plan

Plan # _____ Date permit issued: _____
(Note: Permits rights will expire if construction is not started within 6 months of issuance).

*Development Rights based on cost incurred must have this document notarized -- all others may sign and date this form.

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

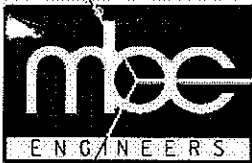
I hereby certify that this Application and the attached documents are true and correct. Print Name: RUBEN CERVANTES
Signature: [Signature] Date: 6/10/98
Sworn to and subscribed before me by _____ on this _____ day of _____, 19____
to certify which witness by hand and seal of office.

Notary Public, State of Texas, My Commission expires: _____

6/4/98

Approved
6-16-98

WORLDWIDE DEVELOPMENT PERMIT APPLICATION

**MACINA • BOSE • COPELAND AND ASSOCIATES, INC.**

CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232

(210) 545-1122 ext. 116 FAX (210) 545-9302

www.mbcengineers.commarkcervantez@mbcengineers.com**To:** CITY OF SAN ANTONIO**From:** Mark J. Cervantez ext. 116**Date:** APRIL 24, 2003

1901 S. ALAMO

Project No: 2-8411

SAN ANTONIO, TX. 78204

Re: SONTERRA PLACE**Attn:** MR. MICHAEL HERRERA

5.7 AC. TRACT

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items.☐ Shop Drawings☐ Prints☐ Plans☐ Samples☐ Specifications☐ Copy of Letter☐ Change Order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
2			ORIGINAL V.R.P. APPLICATIONS
2			COPIES OF RECORDED PLAT
2			COPIES OF DEVELOPMENT PERMIT NO. 243
1			CHECK (NO. 24728)
2			APPROVED LAND PLANS NO. 48 (STONE OAK)

THESE ARE TRANSMITTED as checked below:

X For your approval

☐ Approved as submitted☐ Resubmit _____ copies for approval

X For your use

☐ Approved as noted☐ Submit _____ copies for distribution☐ As requested☐ Returned for corrections☐ Return _____ corrected prints☐ For review and comment ☐ _____☐ FOR BIDS DUE _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS MICHAEL,

PLEASE REVIEW AND PROCESS ACCORDINGLY AT YOUR EARLIEST CONVENIENCE.

CALL WITH QUESTIONS OR IF YOU NEED ADDITIONAL INFORMATION.

REGARDS,

COPY TO: _____

SIGNED: 

Mark J. Cervantez ext. 116

RECEIVED BY: _____

DATE: _____

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 APR 29 AM 8:01RECEIVED
03 APR 24 PM 3:17
LAND DEVELOPMENT
SERVICES DIVISION



MACINA, BOSE, COPELAND
AND ASSOCIATES, INC.
1035 CENTRAL PARKWAY NORTH
SAN ANTONIO, TX 78232
(210) 545-1122

DATE	INVOICE	AMOUNT

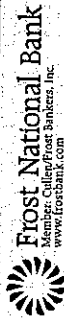
30-9/1140

24728

PAY *One Hundred Sixty and no/100*

DATE	TO THE ORDER OF	CHECK NO.	CHECK AMOUNT
4/24/03	City of San Antonio	24728	\$ 100.00

OPERATING ACCOUNT



Frost National Bank
Member: Equal Housing Lender
www.frostbank.com

[Signature]

⑆024728⑆ ⑆14000093⑆

SECURITY FEATURES: MICRO PRINT BORDERS · COLORED BRICK PATTERN · WATERMARK ON REVERSE SIDE · MISSING FEATURE INDICATES A COPY